

9.0 OPEN SPACE ELEMENT

The *Open Space Element* of the **Sedona Community Plan** is presented in the following sections:

9.1 Key Issues

- *National Forest*
 - Land Exchange and Amendment 12
 - Urban Interface/Management
 - Amendment 12 Summary
 - US Forest Service Facilities
- *Highway Corridors and Private Lands*
- *Open Space Acquisition*
- *City Parks & Recreation Needs*
- *City Trails and Urban Pathways Needs*
- *Regional Issues and Open Space Issues and Challenges*

9.2 Existing Open Space Inventory

9.3 Recommendations

- *Vision, Goals and Objectives/Policies*
- *Specific Recommendations*
 - National Forest
 - State Trust Land
 - Highway Corridors and Private Lands
 - Open Space Preservation/Acquisition
 - Parks & Trails
 - Regional Open Space

9.4 Action Program



Overview

From the inception of the community planning process, the preservation of open space has been of paramount importance to the citizens of Sedona. Considerable attention has been focused on the unique scenic and natural resources of the region and much of the economy is based on the attraction of these resources. The City of Sedona is completely surrounded by the Coconino National Forest and 5,759 acres or 49% of the land area within the incorporated boundaries of the City is National Forest land (i.e. federal public lands). This open space environment, while highly unusual for an incorporated community, is also the City's greatest asset. One of the purposes of incorporating so much National Forest land was to develop policies and strategies that could influence US Forest Service management of these lands that are important to be preserved as open space. Although the City contains thousands of acres of National Forest land and is surrounded by many thousands more, the preservation of open space along highway corridors and on other private lands within the City is also important. The existing City parks system is currently deficient for the present population base and the continued development of these active recreational facilities is additionally needed. Preserving open space and the development of parks and recreation facilities within the City has and will continue to present several challenges to the community.

9.1 KEY ISSUES

National Forest – Land Exchange and Amendment 12

Land exchange has been a controversial issue in the Sedona area for many years. In 1922, the General Exchange Act was passed, which authorized value for value exchanges of lands. The general Forest Service policy is to consolidate National Forest lands, particularly isolated tracts or detached parcels and for consolidation of private, state or county land patterns to permit urban or industrial expansion or other land adjustments in the public interest.

Since 1922, the Forest Service has disposed of 4,186 acres and acquired 2,321 acres in the Sedona area through exchange. An additional 765 acres have been acquired through purchase. From 1960 through 1970, over 2,000 acres were exchanged primarily within what is now the City limits, consolidating private ownership into a more solid block. In 1987, the Coconino National Forest Plan adopted Base-for-Exchange that had been identified in the Sedona Oak Creek Multiple Use Plan. Parcels were typically adjacent to or bordered by other private lands. More recent land exchanges within the City include approximately 92 acres for the High School and Cultural Park. In the 1987 Forest Plan, six tracts of land were identified in the Base-for-Exchange within the City, including four tracts totaling 49 acres including the Chapel of the Holy Cross, the Sedona Ranger Station, an area adjacent to the cemetery and an “island” along SR 179. Two other parcels, however, totaling 479 acres were identified in the Carol Canyon area and near the City’s western boundary. These parcels generated concerns in the community.

Prior to the adoption of the **Sedona Community Plan** in 1991, the City Council debated the issue of rezoning the National Forest lands to open space. It sought legal opinion on this action and ultimately finalized an agreement with the US Forest Service that provided for the USFS to consult with the City prior to accepting any offer for its lands that were in the Base for Exchange within the City at the time.

Beginning in 1991, the community formally expressed its concerns regarding land exchanges through recommendations in the Community Plan that discouraged the USFS from making National Forest lands within the City available for trade except for community-supported public/semi-public, parks or open space uses. The Forest Service understood the community’s value of open space and the desire to protect the character of the area, particularly around the City and recognized the importance of the Community Plan in the consideration of future land exchanges.

The 1987 Coconino National Forest Plan incorporated the detailed planning for the area that had been completed in the 1970’s. Since that time, however, public use of the area has more than doubled and the activities of recreational users are resulting in environmental damage and conflicts between the different recreational users. In 1992, the US Forest Service acknowledged the need to re-examine the existing 1987 Forest Plan in an entirely new way. In 1998, following an extensive and effective community-based collaborative planning process, the Forest Service issued a Forest Plan Amendment (Amendment 12) that placed emphasis (established policy) on acquiring high priority lands in the Sedona area instead of conveying National Forest lands

within or around Sedona for land outside the area. This greatly reduced the potential for National Forest lands in and around the community being lost.

Amendment 12 would allow for disposal of National Forest lands in the Sedona area only if special private lands of significant cultural and natural resource value can be acquired also within the Sedona area. Identified private land acquisition properties include parcels beneath the Mogollon Rim and bordering or near the Red Rock/Secret Mountain Wilderness area between Boynton Canyon and Nichol's Well near Casner Mountain, northwest of the City (Identified as Red Cliff, Dry Creek and Savannah Management areas). The US Forest Service is particularly concerned about the development of private lands in this area. Impacts to adjacent National Forest lands include potential paving of roads, increased utility corridors, increased impacts to ancient ruins, scenery and wildlife.

A potential base-for exchange area has been identified near the Sedona Wastewater Treatment Plant. The purpose of this exchange area is for acquisition of the special properties identified above in the Red Cliff and Dry Creek management areas. This concept was identified in the Yavapai County "Red Rock/Dry Creek Community Plan" as appropriate for exchange in order to acquire outlying parcels in other locations covered by that Plan. National Forest lands identified for disposal within the City of Sedona include Chapel of the Holy Cross (11 acres) and the USFS headquarters on Brewer Road (21 acres). Areas outside the City include five acres at the Village of Oak Creek Golf Course and 13 acres in the area of Slide Rock State Park in Oak Creek Canyon.

This new Forest Service policy makes the scope of land exchange very specific and focused. Lands not identified for disposal could not be considered without an amendment to the Forest Plan.

The reaction from the community to the proposed Base-for-Exchange near the Wastewater Treatment Plant has been mixed and it failed to get support from the City Council. The Council-appointed Advisory Committee on Growth was also concerned about potential impacts to the City due to new development that could be accommodated within this area. These potential impacts include:

- Excessive impacts on the City's infrastructure without the City's ability to plan for nor receive revenues to offset the impacts.
- Impact on the adjacent wastewater treatment plant and the City's ability to expand it.
- Long-term impacts on the surrounding public lands, including air quality, traffic, biological impacts, visual impacts, particularly along the highway corridor and impacts to cultural resources.

The Committee believed that the existing, isolated parcels that the USFS would like to acquire cannot currently be developed to an intensity comparable to a consolidated development adjoining a major state highway, within this area.

Since 1998, one of the objectives of the **Sedona Community Plan** has been to encourage the Forest Service to acquire the "Red Cliffs/Dry Creek area parcels through alternatives to land

exchange. Community members became proactive in this acquisition process, bringing literally millions of dollars to bear on the issue to enable the direct purchase of valuable National Forest in-holdings. In addition, the City itself has used a combination of land exchanges and purchase authorities to facilitate the acquisition of property needed for wastewater management and additional National Forest in-holding acquisition. In the last several years, the Forest Service has received Land and Water Conservation funds to help acquire the “Lincoln Canyon”, the “Bradshaw” Red Cliffs parcels and the remainder of the “Woo Ranch”. An additional annual allocation of \$4 million from the Land and Water Conservation Fund will help the Forest Service acquire additional Red Cliffs parcels, further reducing the potential for land exchange near the treatment plant. This objective is therefore being realized.

National Forest – Urban Interface/Management Issues

The Forest Service finds itself in a very unusual and difficult situation in attempting to manage as much area as it has within the City relative to the responsibilities of the two jurisdictions and the expectations of City residents. The urban interface between the National Forest and private development has been difficult to manage in a manner consistent with USFS policies and practices. Encroachment by unauthorized vehicles, development of non-USFS trails and trail heads and the unauthorized use of National Forest lands for various uses plague the Forest Service on a day-to-day basis. Further urban encroachment into the National Forest can have a very negative impact on this valuable resource and, as such, constant diligence must be maintained to protect this national asset. Within the City, the Soldier Wash area is experiencing substantial urban pedestrian impacts.

The US Forest Plan divides the area around Sedona into 12 new management areas (zones), each with a distinct theme. These themes focus primarily on residents and visitors experience and biophysical characteristics. National Forest lands within the City of Sedona lie within the “Neighborwoods Management Area.” This management area is Sedona’s Backyard, because it is next to many residential areas, urbanized sections of Sedona and the Village of Oak Creek, sections of SR 89A and SR 179 and a several mile stretch of Oak Creek south of Sedona. This area is heavily used by visitors who cherish the natural landscape so close to the City and use the honeycomb of trails.

“Themes” for this area include strong community partnerships for stewardship of “Sedona’s backyard” and support for resident health, safety and quality of life. Relatively quiet, easily accessed natural appearing open space areas support wildlife and scenic viewing and experiencing nature. Within this area, new management direction includes:

- Linkages to and incorporation of many elements of the City’s Trails and Urban Pathways Plan and Red Rock Pathways Trail system including a loop around the City and neighborhood linkages at controlled trail head access locations.
- Prohibition of dispersed camping and campfires in the “Neighborwoods Management Area”
- Development of guidelines for neighborhood National Forest access to address neighborhood concerns about recreational visitor use on and access to adjacent National

Forest lands. Neighborhoods will also be encouraged to consolidate their access to minimize the impact of multiple trails.

National Forest – Amendment 12 to the Forest Plan

The following is a summary of the recommended policies and actions accompanying the update of the National Forest Plan for the Sedona area.

Management Areas: National Forest lands within the Sedona area have been divided into twelve management areas with specific themes and management policies. The City of Sedona lies within the “neighborhoods” management area

Plants, Wildlife, Soils, Air, Water: Focus placed on fuel reduction in urban interface to reduce wildfire risk. Identifies the need to protect riparian communities through closure of roads and dispersed camping areas.

Recreation and Scenery: Expands District trail system. Prohibits dispersed camping and camp fires in several management areas. Proposes new designated campsites in several areas. Places a strong emphasis on providing interpretation and information for tourists. Discourages large group events such as balloon festivals and bike rallies, etc. Places strong emphasis on day use activities.

Community Relationships: Provides guidelines to address neighborhood concerns about recreational visitor use on and access to National Forest lands adjacent to residential areas. US Forest Service lands to be disposed of would be limited to the Chapel and current US Forest Service headquarters parcel within the City and a base-for-exchange area near the Sedona Wastewater Treatment Plant in exchange for high priority, special private lands in the “Red Cliffs”/“Dry Creek” management areas

Commercial Uses: Limit new commercial tours to mountain biking and public transportation or where commercial touring can significantly increase protection of cultural sites. New adjustments to current tour operations. Firewood and Christmas tree cutting would be limited to designated locations in one management area. Applies comprehensive guidelines for commercial filming and would work toward limits on commercial helicopter overflights to specified areas.

Prehistoric and Historic Archeology: Limit access to several prehistoric and historic sites including fee areas and on-site stewards.

Wilderness Management: Establish a permit system for day and overnight visitor use in Red Rock/Secret Mountain Wilderness. Some limitation on camping and campfires.

Transportation and Access: Provides for road closures where needed / prohibits off-road driving. Strong direction to reduce traffic and vehicle impacts at National Forest sites.

Interpretation and Communication: Implement recommendations of District Interpretive Strategy. This strategy focuses on hospitality and information services to orient, acquaint and educate residents and visitors. Two locations are being considered for a visitor center and administrative office; one near the new Bell Rock Vista parking area, and the other at Woods Canyon, both in the Village of Oak Creek area. Welcome Centers in and around the community are envisioned to provide comprehensive information services with community staffing and parking and shuttle stop opportunities. Interpretive/Education Centers would provide a focus on environmental education. “Gateway” areas that could have future function as park and ride shuttle stops could include the Visitor Center, the Oak Creek Vista Overlook at the top of Oak Creek Canyon and the Sedona Cultural Park.

National Forest – US Forest Service Facilities

The existing Sedona Ranger Station for the Coconino National Forest is located on an approximate 21-acre parcel at 250 Brewer Road. This location has historically served the region well, but is now impacted by surrounding residential, resort, and educational land uses, contributes to increased traffic in front of the school district administrative offices, and is difficult for visitors to find.

The Forest Service is currently in the process of identifying viable options to relocate its administrative offices. One potential option includes combining facilities with other local Forest Service offices.

In addition to exploring options to relocate their administrative offices, the Forest Service felt that other steps may be necessary to address numerous concerns and issues. As a result, the Forest Service, in conjunction with a cross-section of community members, and local government developed a strategy to assist in the resolution of various issues and provide expanded opportunities and qualities of experience for the residents and visitors alike. The strategy focus emphasized hospitality and information services by implementing *Welcome Centers* and *Interpretive/Education Centers* throughout the community.

The Welcome Centers are envisioned to provide comprehensive information services, with community staffing (USFS, Chamber, State Parks, Commercial, etc.), public restroom facilities and water fountains, supplemental non-staff services for off-hours (electronic, courtesy phones, etc.), parking and shuttle stops, and incentives to encourage adherence to community and national forest values. The Interpretive/Education Centers are intended to provide a variety of in-depth and integrated educational opportunities.

Highway Corridors and Private Lands

Preservation of open space along the highways corridors is important both to preserve scenic vistas and to incorporate open space and vegetation in a natural condition throughout the City in keeping with the character of the community and its surroundings. Many in the community are concerned about the potential visual impacts of the planned widening of SR 179. The

identification of open space preservation options along this corridor should be evaluated. The preservation of open space along the SR 89A corridor is also important, particularly between Uptown and west Sedona. Open space has also been incorporated within new development and other open space preservation options associated with private development will continue to be explored.

Open Space Acquisition Issues

Acquiring open space lands is one of the most difficult actions for the City to undertake. Two main problems exist: The tremendous financial costs often associated with acquiring open space land and the potential burden of maintaining open space once it has been acquired.

The acquisition costs for private land could become quite substantial. Much of the land that could be a good candidate for open space may also be highly desirable from a private sector perspective. Some communities have tried to develop policies for acquiring open space without having to acquire it through purchase. These types of policies may present major legal problems. Arizona State Statutes specifically prohibit the designation of private or State Trust lands as Open Space without the consent of the land owner or without an alternative designation allowing at least one residential dwelling per acre in the general plan or zoning ordinance.

Another issue that may confront a community wanting to acquire open space land is how to manage the land once it has been acquired. In several examples throughout the country, open space land acquired for the public that has not been without a management program, or that has a management program that is not properly funded, would have been preserved better in private hands. In 1991, the original **Sedona Community Plan** recognized that the preservation of open space is potentially more involved and potentially more expensive than simple land acquisition and recommended that a comprehensive open space preservation and management program be pursued by the City. Although the City has purchased or otherwise acquired some lands for open space preservation and park development, capital funding for open space acquisition has not always been supported. A 1992 voter initiative to provide funding for open space acquisition failed to pass. Faced with this lack of general support for funding and with many other needs and priorities, the City has not thus far pursued an open space preservation and management program, but has addressed open space preservation through other, less expensive means, through regulation (City Land Development Code, rezonings and subdivision approvals), through policy (Community Plan recommendations regarding National Forest lands) and through parks development.

City Parks and Recreation Needs

In assessing the future needs of the parks system from a Community Plan standpoint, some of the generally accepted *rules of thumb* prove to be inadequate due to a number of special circumstances that exist in Sedona. These special circumstances include:

- The use of existing and future facilities by the surrounding population.
- The demand of Sedona visitors, and the desire to fulfill that demand due to the effect visitors have on the economic base
- The circulation system within Sedona which does not provide easy access to existing facilities from some areas of the City

A number of park and recreational facility needs were identified during the early community workshops and neighborhood meetings in the planning process. Past efforts primarily focused on “outdoor” recreational needs, leaving progress towards “indoor” facility needs lacking in the community. Although some of the outdoor recreational needs have been met, the originally identified list shown below indicates we still have many challenges ahead of us to create a full indoor and outdoor recreation program for the community.

- More ball fields (soccer, football, softball, etc.)
- A year-round aquatics facility that fulfills the needs of five major user groups:
 - competitive swimmers
 - cardiovascular swimmers
 - recreational swimmers
 - youth
 - toddlers
- Parks of all varieties with organized programs closer to neighborhoods
- Skateboard facilities
- Shaded areas for passive recreation
- General playing fields
- Craft and club meeting centers

In 1999, the Parks and Recreation Department conducted a community-wide survey regarding community recreation facility needs. The following are the top indoor and outdoor recreational needs identified as important to respondents as a result of the survey.

Indoor Recreation Facility Needs

Indoor Swimming Pool
 Exercise Fitness Equipment
 Arts/Crafts classroom
 Weight training/cardio vascular center
 Spa & Rehab/hydro-therapy pool
 Aerobic/dance
 Indoor running/walking track
 Teen Recreation room

Outdoor Recreation Facility Needs

Walking paths/hiking trails
 Bike paths for transportation
 Picnic Areas
 Beautification areas for sitting
 Outdoor Pool
 Skateboard Park

With the growth experienced in the school district and a resulting increase in District programming, there has been a significant reduction of times available for community recreational programs to be hosted at school district facilities. Use of these facilities for adult and youth community recreation programs have been limited or canceled over the past five years

due to the increasing lack of access to district owned facilities for programs other than those sponsored by the school district. Currently, there is a need for additional indoor facilities, such as gymnasiums, multi-purpose rooms, community centers, year-round aquatic facilities, etc.

City Trails and Urban Pathways Needs

With the adoption of the City's *Trails and Urban Pathways Plan* in 1996, there needs to be aggressive action taken to construct the trails, trailheads and pathways as set forth in the Plan as well as establish a maintenance program. However, neither the City nor the Forest Service has sufficient staff or funds to accomplish this objective. The Friends of the Forest and TRACS organizations work with the US Forest Service as volunteers to build and maintain trails.

In addition to the City's *Trails and Urban Pathways Plan*, the *Red Rock Trail System Sign Plan* was adopted by the City Council in April 1998. This Plan was cooperatively sponsored by the City of Sedona, the Red Rock Pathways (Bell Rock Kiwanis) and the Sedona Ranger District of the US Forest Service. It was created to guide the design and installation of trail signs for the Red Rock Trail System.

Due to the increasing popularity of Sedona area trails, there is an urgent need for trail and trailhead signs to help mitigate environmental damage that can occur when users are inadequately informed and oriented.

Regional Issues – Background

The Verde Valley is a very special place to many residents and visitors. With the last free-flowing river in Arizona and five additional free-flowing perennial streams, many believe it has special value to the entire state and the southwest and must be recognized in that context. Over the past five years, concerns about growth and growth management have moved to the forefront in response to growing pressures on the Verde Valley environment that is considered so unique. These pressures are reflected in concerns regarding traffic congestion, groundwater depletion, loss of open space, rising housing costs and other areas as well. The Verde Valley communities are now coming together to address these concerns. The many jurisdictions of the Valley are beginning to realize that the region's growth issues are shared by all and cannot be addressed if each community operates in a vacuum. Recognizing that growth does not stop at the City's limits, in February, 1998, the City Council Advisory Committee on Growth considered the establishment of a regional plan as a critical step in addressing area growth and development. This recommendation was reiterated in the June, 1998 Update of the **Sedona Community Plan**. By November 26, 1998, all Verde Valley incorporated communities and Yavapai County, had adopted resolutions establishing common bonds and principles for regional cooperation and coordination in land use planning and development decisions in the Verde Valley. In addition to several other points of agreement, the Verde Valley communities and Yavapai County agree that the Valley communities should not grow together and that significant open space and rural uses be maintained between communities. A Memorandum of Understanding, solidifying the commitment of the various jurisdictions to regional planning and including a general draft scope

of work, has been signed by all Verde Valley municipalities and both counties and is supported by the US Forest Service.

The regional Resolutions contain two planning goals significant to the preparation of an open space plan:

- “Maintain significant open spaces between communities and along highway corridors throughout the Verde Valley” and
- “The Urban environment should have a distinct boundary or edge. Support a development pattern that limits urban densities and other urban land uses to within or immediately adjacent to corporate limits and unincorporated urban centers.”

The “Growing Smarter” legislation now requires that the counties and municipalities prepare open space elements for their general plans that are developed in a regional context. In order to meet this requirement, the planning departments of the Verde Valley, with participation for the US Forest Service and Arizona State Land Department, began working on open space issues in September 2000. A draft document and map was presented to Verde Valley Planning and Zoning Commission representatives and the general public on March 15, 2001. In this meeting, it was emphasized that this draft report provided a starting point for further dialogue on open space issues by the public and appointed and elected officials in the update of their general plans. Although the report is only a first step in the preparation of a Verde Valley regional open space plan, this planning effort has thus far resulted in a number of accomplishments. A few of these include improved regional coordination among jurisdictions; identification of general opportunities and constraints relative to open space; mapping of Verde-Valley wide areas that may have special open space significance and identification of levels of interest from potential stakeholders in the process.

While the draft report is a valuable resource in the preparation of each jurisdiction’s general plan open space element, a comprehensive open space plan for the Verde Valley will require broad-based community support and direction through an organizational structure that is agreed upon by all the jurisdictions. This organizational plan should include an advisory body, neutral facilitation, on-going contact with key stakeholders and the financial and technical resources to ensure that this regional effort is successful. By the end of 2001, a steering committee comprised of elected and appointed officials and citizens of each jurisdiction had recommended a general composition for an advisory committee and the need for a consultant to facilitate the planning process. A smaller subgroup is currently preparing a general scope of work to design a planning process, an organizational structure and will seek non-profit status for the future committee and planning effort.

Regional Issues – Specific Open Space Issues and Challenges

The state of Arizona is the second fastest growing state in the nation, having grown 40% from 1990 to 2000. The Verde Valley is not isolated from this growth with a population increase of between 35 and 40% over the last 10 years. Tourism has also increased significantly in the

region during this period. Where and how the area grows, how the influx of visitors is accommodated and how the quality of life for the Valley's residents will be preserved, presents a special challenge to the region. The following are some of the key concerns facing the Verde Valley:

- Decisions made in one Verde Valley jurisdiction will impact other communities, other jurisdictions and the region as a whole. Moreover, land use decisions made without regional perspective and outlook will tend to create unintended and undesirable consequences.
- The lack of adopted specific area land use plans for portions of the unincorporated areas in the Verde Valley make it difficult for policy makers and the general public to respond to specific rezoning or development proposals.
- The planned widening of the existing State highways within the Verde Valley and the development of new highway corridors will result in more development pressure along these corridors.
- The disposition of the approximately 16 square miles of Arizona State Trust Lands for private development will have a major impact on the Verde Valley. Although Amendment 12 to the Coconino National Forest Plan, with the exception of the area near the wastewater treatment plant site, would not support additional land exchanges within the Sedona area, there are 10 square miles of State Trust lands between the southwestern limit of the US Forest Service planning area and the City of Cottonwood, with over 3 ½ miles of linear highway frontage.
- The imbalance between jobs and housing in the Verde Valley communities presents major social and economic ramifications.
- The US Forest Service is considering land exchanges in the Valley that could impact existing open space and result in approximately 8 square miles of additional development in the Valley.

Maintaining undeveloped areas as open space, including National Forest and State Trust lands is also of great importance to the citizens of the Verde Valley. Verde Valley community plans and surveys demonstrate that people are concerned about the loss of open space through USFS exchanges or by private development.

The various governmental entities in the Verde Valley region operate at different levels and with different accountabilities -- city, county, state, Indian Nation, and federal government. Open space preservation presents some challenges that are shared by these entities and some that are unique to each. While local governments are managed under the direction of local elected officials, 80% of the land in the Verde Valley region lies within the Prescott and Coconino National Forests and is managed by the Forest Service for the benefit of all the people of the United States, including, but not limited to the people of the Verde Valley.

Cities, Towns and County

Private lands comprise about 17% of the Valley's land area. If every private parcel is developed based on the current zoning, the estimated regional population could approach 200,000 persons in the long run. Accommodating the needs of this fourfold population increase will create major growth management challenges in the years ahead, especially in areas of water resources.

Lot splits present one of the most significant growth management challenges. This development pattern can negatively effect existing open space by spreading development impacts over large areas. Lot splits also create a need for infrastructure, such as overhead power lines and roads that often compromise National Forest and other open space lands. County government has little regulatory authority over lot splits at the present time. Subdivided areas in cities, towns and the county also tend to create impacts on the National Forest. In many cases, uncontrolled pedestrian or unauthorized vehicular access can degrade the adjoining public lands. Well-planned buffer areas and established trail access points can help minimize the negative impacts of private development adjacent to National Forest lands.

Local government expenditures for open space acquisition have been limited to traditional community parks for the most part. The use of incentives for open space or agricultural preservation is also very limited in the Verde Valley.

State Trust Lands

State Trust Lands are owned by the State of Arizona and managed by the Arizona State Land Department. These lands are sold or leased to generate revenue for education and other public beneficiaries in the State. Although State Trust Lands comprise only 3% of the Valley's total land area, the majority of these lands are located adjacent to the major highway corridors and therefore have the potential to significantly impact open spaces between Valley communities. Recent legislation prohibits the designation of State Trust lands as open space without the written consent of the State Land Department unless another, alternative use, no less intensive than one unit per acre is also proposed. State Trust lands may be acquired for open space preservation through the Arizona Preserve Initiative (API) with 50/50 matching funds. However, at the present time, the majority of these lands are not eligible for consideration under the requirements of the Initiative. Only land within or immediately adjacent to an incorporated city or town can be considered under API.

National Forest

Although 80 percent of the lands within the Verde Valley are National Forest, the areas typically considered for land adjustment activities are lands adjacent to existing private lands, which is a concern for many people. While the Forest Service is mandated to manage National Forest for all of the people of the United States, they are also responsible for managing lands for "wildland" character, not as community open space or parks. Verde Valley community plans and surveys indicate that many residents would like to retain all areas of National Forest as their community open space. However, many areas of National Forest lands have lost their values as "wildland" due to nearby private development. A great paradox exists. Many people seek to

live adjacent to National Forest lands. This creates the need for new utility corridors and roads across the Forest and introduces fences, outdoor storage, sheds and backyard social trails to the Forest boundary. As the Verde Valley communities have grown, so have problems with late night parties, littering and inappropriate ATV use. Local communities want to see the National Forest retained in public ownership and not become a “land bank” for acquisition of private property elsewhere in the State. But the National Forest mission to protect “wildland” values, such as wildlife habitat and corridors, riparian preservation, watershed stability, native vegetation, scenic vistas and primitive recreation opportunities are being compromised as private properties are developed. While it is not the primary objective of the Forest Service to convey National Forest lands, land exchange is one of the primary tools to acquire other key private properties within the State of Arizona such as riparian corridors, threatened and endangered species habitat, cultural resources, and wilderness lands. Private land development without restrictions to limit or mitigate effects to adjacent National Forest result in these National Forest lands being considered for conveyance through a land exchange. Other means for acquiring key private parcels, such as direct purchase through Land and Water Conservation Fund are limited, very competitive across the Nation and tied to Congressional priorities and budget.

Although each government entity has different responsibilities and accountabilities, we recognize that through cooperative planning we can best manage our lands and reach optimum solutions to our shared regional goals.

9.2 EXISTING OPEN SPACE – CURRENT INVENTORY

Within the City of Sedona, there are currently 6,153 acres of existing open space designated in the Sedona Community Plan. These areas are depicted in **Figure 9**. These areas constitute 52% of the City's total land area. Open space lands are further identified as follows:

1. National Forest- 5,759 acres
2. City-owned natural open space- 29 acres
Jordan Park Ridge – 19 acres
Sugarloaf Property – 10 acres
3. City park sites - 92 acres
Posse Grounds- 79 acres
Jordan Historic park- 5 acres
Sunset Park- 7 acres
Jameson Park- .4 acres
Arroyo Pinion- .3 acres
Greyback Park- .2 acres
4. Future Park sites 9 acres
“Cliffs” Planned Development in Uptown
5. Private natural open space 18 acres
(designated in the 1998 updated Community Plan
and/or zoned for open space)
Oak Creek floodplain (Uptown) * - 15 acres
Commercial lands rezoned to open space - 1 acre
SR 89A (north side/Soldier Wash area) *- 2 acres
6. Private lands – other open space 246 acres
(Open space within developments, not designated
on the Community Plan, but not available for
structures)

* Per ARS 9-461.06M, private or State Trust lands within this designation are allowed one residential unit per acre, and are zoned accordingly unless the open space designation has been otherwise authorized by the property owner.

Insert Figure 9, OPEN SPACE MAP

City Parks and Natural Open Space

Prior to the adoption of the **Sedona Community Plan**, the City purchased property for the purpose of open space preservation and park development. At that time, the City owned three parcels of land:

- The Posse Grounds Park, which was previously State Trust lands
- A parcel known as Sugarloaf Mountain, on which there is currently no development, but provides access to National Forest lands. This land was previously under private ownership.
- A parcel known as the Jordan Homestead. This property is currently the site of the Jordan Historic Park. The City currently has an agreement with the Sedona Historical Society for the buildings on the property. The Society has created a historical museum and the City has completed renovation and construction of the Park.

Since the adoption of the Community Plan in 1991, the City has aggressively pursued the development of a comprehensive outdoor parks and recreation system by purchasing or accepting donation of the following additional properties:

- Sunset Park – Originally part of the Nepenthe Planned Development. Construction began in 2000-2001 with completion set for 2002-2003.
- Jordan Park Ridge – Open space land acquired from the Jordan Special Improvement District in conjunction with the Jordan Park Ridge Development
- Jameson Memorial Park – Developed by the Arts & Culture Department, this commercial pocket park was converted from the re-alignment of the Northview intersection
- Arroyo Pinion – Development of a botanical garden at the corner of Arroyo Pinion resulting from the intersection re-alignment
- Greyback Pocket Park – Land adjacent to Kachina subdivision on Dry Creek Road, resulting from the Dry Creek Road re-alignment

Private property owners also re-zoned 1.4 acres of commercial and residential lands to open space in 1997.

In addition, the City has adopted a master plan for the *Posse Grounds Community Park*, a master plan for the *Jordan Historical Park*, and a master plan for a future park located on Nepenthe donated land. The Master Plan for the Posse Grounds Community Park was adopted by City Council in May 1994 and amended by Council November 1999 and is primarily a tool to guide the growth and development of the park in a manner benefiting the entire community. As the community grows, implementation of the master plan will allow the park to accommodate the

accompanying demand for expanded indoor and outdoor recreational opportunities while also maintaining and enhancing the scenic qualities and natural character of the park.

The Jordan Historical Park is the second park acquired by the City to satisfy designated community needs in the City of Sedona. The Jordan Historical Park Master Plan was adopted by City Council in February 1996 and is intended to provide a museum which encompasses the historic human occupation and development of the Sedona-Oak Creek Canyon region and to preserve the area's natural setting.

The future park on donated land located off Sunset Drive will provide two additional playgrounds, tennis courts, basketball courts, horseshoe pit, picnic tables, ramadas and green space. Existing and planned community park sites are depicted on **Figure 10**.

Public Parks and Recreational Facilities

The public parks and recreation facilities that currently exist are:

Posse Grounds.

- Ten picnic ramadas
- Two lighted softball/baseball fields
- One multiple-use soccer field with a practice kick wall
- Two playgrounds
- Two batting cages
- Two concession buildings, one with permanent restrooms
- One sand volleyball court
- A multiple-stationed exercise course
- Outdoor basketball court
- Bar-B-Que for large group functions
- Two lighted tennis courts with two practice backboards
- Carruth handicapped accessible trail
- Horseshoe Pit
- Network of trails

A non-profit group, Friends of the Garland, is raising funds for design, construction and maintenance of a teen center to be located within the Park of on the corner of Carruth and Posse Grounds Road. The City conducted a feasibility study for an indoor recreation facility in 2000 and is in the process of formulating a financial program to begin final design and construction.

West Sedona School (owned by the school district)

- Two gymnasiums (tile floors)
- One outdoor swimming pool (managed by the City, owned by the school district)
- One multi-use (soccer/softball) playing field (built by the City and owned by the school district)
- A general playground with miscellaneous play equipment

- Two renovated outdoor basketball courts (provided through City and volunteer funding and labor)
- Outdoor, lighted, basketball courts

Sedona (Brewer Road) School (owned by the school district)

- A gymnasium (tile floor)
- A general playground with miscellaneous play equipment

Red Rock High School

- A gymnasium (wood floor)
- Football field
- Softball/Baseball field
- An indoor theater
- Classrooms

Recreational Programming

Another component of recreation is programming; the City has grown tremendously in this area. The following programs are now being provided:

- Adult volleyball leagues
- Art classes
- Karate Classes
- Tennis Lessons
- Community Health and Safety (i.e. CPR training)
- A full swimming program which includes lessons, aquasize classes, special water events like *Splish'n Splash*, and *Pumpkin Patch*
- Special Olympics
- Concerts at Sunset
- Service, Employment Training program (S.E.T.)
- Babysitting Certification Class
- Flag Football
- Adult Softball

Recreation Facility Needs Survey

In 1997-1998 the Parks and Recreation Department conducted a Community Recreation Facilities survey. Overall, 500 people responded to the survey which was conducted in the latter months of 1997. Seventy percent of the respondents were residents of Sedona, 17 percent were residents of the Village of Oak Creek and the other 13 percent were residents of other local communities. Questions included what type of indoor recreation/leisure services and what types of outdoor recreation/leisure services are important in a community center facility, what facilities

are currently being used, would you support a centrally located indoor multi-use community recreation facility, would you purchase a recreation pass, etc. A complete summary of the survey is included in the Appendix.

When asked what facilities respondents are currently using for indoor recreation needs, 49 percent indicated that they currently use their “home facilities”, 37 percent indicated that they currently use “resort facilities” and 32 percent currently use “school facilities”.

When asked if respondents were in support of a centrally located indoor multi-use community recreation facility, over 94 percent indicated “yes” while only four percent indicated no, approximately one percent did not respond. Sixty-seven percent of the respondents indicated that they would be willing to purchase a pass to utilize the facility, 8 percent indicated that they would not be willing to purchase a pass, and slightly more than 24 percent did not respond to the question or indicated “maybe”.

In 1999 a community-wide survey was conducted. Over 1,250 people responded and the response again identified services and amenities previously requested.

City Trails and Urban Pathways

Pedestrian/Bicycle Pathways

Throughout the initial planning process the development of a trails and non-motorized bikeways system was identified as a high priority issue. As a result, in 1991, the Parks and Recreation Department in conjunction with the Parks and Recreation Commission began the process to develop a comprehensive trails and pathways master plan. This process involved various phases of research, analysis, meetings, design studies, public input, presentations and recommendations.

In March 1996, City Council adopted the City’s *Trails and Urban Pathways Plan*. The plan consists of two components, trails and urban pathways. The trails component provides for direct access to and through Coconino National Forest lands and encircles the City. The urban pathways component consists of projected bicycle and pedestrian routes that will help move people through the City to commercial and public facilities. While the trails system is primarily for recreational use, the urban pathways component is intended for both transportation and recreational uses. This plan has been adopted by the Arizona State Heritage Fund (a grant program which matches 50% funding) and Arizona State Trails Plan.

Significant progress has been made in implementing the trails component of the plan. Its primary feature, the encircling loop, has been completely delineated in the form of pre-existing trail segments plus scouted connecting links to fill in the gaps. While this loop must be considered provisional for now, its ultimate official status awaits only segment-by-segment analysis by the Forest Service as required by the National Environmental Policy Act (NEPA). The first such study by the Forest Service is for the Midgley Bridge-Schnebly Hill Road segment and Margs Draw segment, and was completed in 1997. Actual construction of this scenic trail near the City’s eastern boundary can then be programmed. Volunteer groups including The Friends of the Forest, TRACS, Red Rock Pathways and other local and non-local organizations

have built new trails and obliterated unwanted social trails at Cathedral Rock, Soldier Wash, and Airport Saddle.

Furthermore, the City has committed money in facilitating this plan. The following are some of the projects in progress:

- Margs Trail Head. A lease agreement has been signed with a private citizen to provide for parking space, access trail and proper signage for entry into Forest Service Land.
- Sugar Loaf Trail Head. A parking area has been delineated, a loop trail established and two accesses into the property have been completed. This trail also provides access onto Forest Service Land.
- An agreement has been signed with the Forest Service to develop a trails sign manual and to construct the Jim Thompson Trail Head.
- Agreements have been made with two developers for shared cost in constructing walking paths through portions of the Crimson View subdivision and Thunder Mountain subdivision.
- A partnership between the Forest Service and the City helped construct the Thunder Mountain trailhead.

Meetings are held with the City, Forest Service, TRACS, Red Rock Pathways and other interested parties to help continue to facilitate the Trails and Urban Pathway Plan and provide safe trails for all modes of travel.

In addition to the work completed by the City, the Sedona Kiwanis Clubs also concurred with the need for hiking, jogging, riding and biking trails for residents and tourists. They developed a plan connecting the City of Sedona and surrounding areas which became known as the *Red Rock Pathways* and incorporates the City's Trails and Urban Pathways Plan.

Figure 10 depicts the City's Trails and Urban Pathways Plan.

Insert Trails and Urban Pathways Map #1 Figure 10

Insert 2nd Parks & Trails Map Figure 11

9.3 RECOMMENDATIONS

9.3.1 Vision, Goals, Objectives/Policies

The Vision Statement, Goals, Objectives/Policies developed for the *Open Space Element* of the **Sedona Community Plan** are presented below.

OPEN SPACE VISION

Ensure that a significant amount of open space will be a strong determining factor in the character of Sedona and the Verde Valley region. Maintain the value of Sedona's scenic and natural resources, including the protection and integration of open space as key elements of our economic strength and quality of life. In addition to open space preservation, a comprehensive system of parks and trails should be established to meet the recreational needs of the community and to provide access to open space areas for the enjoyment of the public.

GOAL 1.0 Work with the USFS to ensure the preservation and stewardship of National Forest lands within the City and the greater Sedona area. (see also *Land Use Element*)

Objectives/Policies

- 1.1 Support the policy of Amendment 12 of the Coconino National Forest Plan that does not allow for the disposal of National Forest lands within or adjacent to the City except for the Chapel, the current USFS headquarters and public uses of up to 10 acres or for resolution of encroachment issues. Identify specific public/semi-public needs and infrastructure through City/community/USFS coordination and cooperation that could be considered by the USFS in accordance with this policy or as a limited exception to this policy.
- 1.2 Encourage the US Forest Service to acquire sensitive, high priority "Red Cliffs"/Dry Creek" area parcels within the area through means other than land exchange or support an even-density exchange, if a Sedona-area land exchange becomes necessary.
- 1.3 Maintain the lowest residential densities and least intensive commercial uses adjacent to the National Forest to help minimize residential and commercial impacts on forest lands and habitat which will enhance the ability of the USFS to more effectively manage and maintain the "urban interface area" as open space.
- 1.4 Identify uses and development standards appropriate for private lands in the urban interface with the National Forest and identify other methods of protecting the

wildland character of National Forest lands adjacent to private development.

- 1.5 Discourage unregulated access to National Forest lands from residential areas and encourage access from designated trail heads and neighborhood links as recommended in the City Trails and Urban Pathways Plan.

GOAL 2.0 Preserve open space along the highway corridors within the City.

Objectives/Policies

- 2.1 Prepare a specific area plan for the SR 179 corridor through dialogue with Arizona Department of Transportation to pursue SR 179 improvements that result in maximum preservation of natural vegetation and open space (see *Circulation Element*).
- 2.2 Support the reservation of open space in development/re-development projects in commercial areas and along SR 89A.
- 2.3 Prepare specific plans for the SR 89A corridor that identify specific parcels or areas that should be reserved as open space in conjunction with development/re-development projects.

GOAL 3.0 Provide and maintain an open space network of City-owned and private lands throughout the community.

Objectives/Policies

- 3.1 Identify and prioritize scenic assets and sensitive lands that should be preserved including major topographic features, natural vegetation, drainage ways, wildlife habitat and travel corridors, riparian areas and vista corridors.
- 3.2 Encourage the preservation and connection of open spaces within future developments.
- 3.3 Develop community support for an open space preservation and acquisition program to plan, prioritize, acquire and manage open space.

GOAL 4.0 Develop parks and recreation facilities and an interconnected system of trails and urban pathways to meet the community's recreational needs and provide access to open space.

Objectives/Policies

- 4.1 Plan, prioritize, design and construct parks and recreation facilities in relation to citizen activity interests, appropriate educational facilities, population growth and composition and user demand.

- 4.2 Require future residential and non-residential land uses to incorporate non-motorized bikeways, trails, trailheads and pathways facilities in accordance with the adopted Trails and Urban Pathways Plan. Encourage the development of shared parking facilities at future trailhead sites to minimize costs and development on National Forest lands.
- 4.3 Implement future residential and non-residential land uses that incorporate public parks where recommended in accordance with existing and future Parks planning.
- 4.4 Enhance citizen/visitor enjoyment of Sedona's natural features through the development of pedestrian, bicycle and equestrian trails and trail heads linking parks, open space and activity centers.
- 4.5 Integrate Sedona's heritage into the development of park sites and recreational facilities, as appropriate.
- 4.6 Explore further development of partnerships with local school districts and private interests for the joint use of recreational facilities for the ultimate benefit of all.
- 4.7 Utilize the adopted City Trails and Urban Pathway Plan as an overlay tool in planning new development within the City. Developers should provide walking/bike paths and the easements necessary to access the National Forest in accordance with this Plan.
- 4.8 The Parks and Recreation Commission should assist in identifying quality of life issues and become an advocate for enhancing the community's recreational opportunities.

GOAL 5.0 Seek sufficient resources to support the improvement, maintenance, and operation of existing parks and trails, and the planning, acquisition and development of future parks, recreation facilities, open space, non-motorized bikeways and trails.

Objectives/Policies

- 5.1 Monitor the availability of state and federal funding and apply for grants, as appropriate, to supplement the financing of acquisition and recreational facility development.
- 5.2 Work with the Sedona City Council to insure local public funding support for recreational facility development.
- 5.3 Solicit private funding assistance for acquisition and development, and encourage the exaction or alternative strategies such as land dedications, easements, the formation of a parks foundation, and coordination with land trusts to supplement other traditional funding mechanisms.

- 5.4 Work with governmental, volunteer and private organizations to develop an Adopt-a-Trails/Park program to help facilitate the maintenance of current and future trails and parks.

GOAL 6.0 Ensure that Verde Valley communities do not grow together and that significant open spaces are maintained between communities and along highway corridors and identify other priority areas that should be preserved as open space in the Valley.

Objectives/Policies

- 6.1 Participate in the preparation of a regional open space plan for the Verde Valley.
- 6.2 Formulate an implementation strategy for preservation and acquisition of priority open space lands.

9.3.2 Specific Recommendations

National Forest

The City remains committed to working with the US Forest Service to preserve the 5,759 acres of open space on National Forest land within Sedona. This acreage does not include National Forest lands where the USFS offices and the Chapel of the Holy Cross are located. The eventual conveyance of these sites is supported by Amendment 12 of the Forest Plan and the Sedona Community Plan. Amendment 12 does not provide for the disposal of the remaining 5,759 acres of National Forest except for identified public facility needs or resolution of encroachments on less than 10 acres. The Forest Service continues to respond to interests in public facilities that may or may not be consistent with the direction of Amendment 12 and has indicated that clearer direction should be provided regarding the types of public benefit facilities that are appropriate for the area. Reliance on the US Forest Service and National Forest lands to address all potential public needs is not consistent with the general goal of preserving open space on National Forest lands. These lands should be the last choice in meeting these needs.

However, there are public/semi-public uses that may not have good locational options within the City's private land base for a variety of reasons, including high land costs, available land, impacts on residential areas, transportation access and traffic impacts. Since access, traffic and other impacts may also negatively impact the wildland character of National Forest lands, the use of National Forest to meet public needs should be carefully evaluated. Part of this evaluation should include parameters governed by the City's desire to prevent urban sprawl by retaining the existing geographic limits of the private land base within the City. This goal is further supported in the Verde Valley regional resolutions adopted by all the Verde Valley jurisdictions. These resolutions seek to maintain significant open space between communities and along highway corridors and support a development pattern that limits urban densities and land uses to within or immediately adjacent to existing urban areas. Given these City and regional goals, at a

minimum, conveyance of National Forest lands for specific public/semi-public needs that are not immediately adjacent to existing developed areas or that lie along highway corridors should not be considered unless the use is an integral part of the transportation system (i.e. Shuttle Parking facilities).

Potential Public Needs on National Forest

The following public/semi-public uses have been identified for which there may be limited private land options and that may be required in the greater Sedona area in the future or are supported by other Community Plan recommendations. These uses should be further evaluated through coordination and communication between the City, the USFS and the entity involved to determine whether National Forest lands should be considered to accommodate the need and whether mitigation of potential impacts to surrounding National Forest lands can be provided:

- Public Schools – The Sedona – Oak Creek School District may require one additional elementary school in the Sedona area by 2010 if the current share of the Sedona population between the ages of 20-45 remains proportional to the student population.
- Private and Charter Schools - New locational criteria for private and charter schools were adopted by the City in February 2002. Although the new ordinance provisions do not address the potential use of public lands for these schools, there has been some discussion in the past regarding the need to evaluate potential future locations. These schools are not consistent with Amendment 12 to the Forest Plan.
- Shuttle Transit Facilities and Parking – The City has initiated a major transit feasibility study in conjunction with a consortium of USFS, County, City and citizen representation. The possibility of locating shuttle maintenance facilities on National Forest has been discussed. Specific locations for park and ride facilities must also be determined.
- Well Sites and Water Storage Tanks – Arizona Water Company has indicated the likely need for one additional million gallon storage tank in the Chapel area and that there are essentially no private lands available on which to locate a tank without creating major visual impacts in the area. From the perspective of the Water Company, more viable locations exist on National Forest lands. Every effort should be made to find a location on private land, working with the neighborhood to mitigate the visual impacts of a water tank, prior to pursuing locations on Forest Lands. Development guidelines or standards for water tanks should be pursued.
- City Wastewater Treatment – The City is in the process of acquiring additional National Forest lands near the wastewater treatment plant for additional effluent disposal.
- Public Park Sites – Based on assessment of need, location of additional park sites on National Forest lands should be a last choice. The City would likely need to acquire such a site.

Discussion of Other Uses on National Forest

Although the potential location of other uses such as higher education facilities, on National Forest lands have been discussed during the course of the Community Planning process, additional discussion and evaluation by the City, community, USFS and the entity involved is needed to determine whether clear community benefits and needs exist that would outweigh the use of National Forest lands to accommodate these uses. Benefits such as opportunities to provide greater economic diversity in the community would need to be evaluated, not only against other open space needs, but relative to the amount of land area required, access, and the mitigation of impacts to National Forest and neighborhoods and whether or not other urban interface goals can be met.

Current USFS Headquarters

The Forest Service is currently in the process of identifying viable options to relocate its administrative offices from the current 21-acre location on Brewer Road. Legislation passed in 2000 will allow this site to be sold and proceeds to be used to build new administration facilities. The Community Plan currently designates the developed portion east of Brewer Road as “Public/Semi-public” and the undeveloped portion west of Brewer Road as Medium Density Single-family residential. Future relocation of USFS offices and potential land use options resulting from conveyance of this land should be evaluated by the City for potential community benefits.

This evaluation should include:

- Assessment of need and of right-of-way needed for potential Ranger Road extension
- Preservation of open space on the undeveloped portion of the property west of Brewer Road.
- The need for preservation of designated historic structures relative to potential re-development east of Brewer Road
- Explore incentives to facilitate these needs including, but not limited to, increased use intensities elsewhere on the site.

Urban Interface – Maintenance of Wildland Character

The urban interface between the National Forest and private development has been difficult to manage in a manner consistent with USFS policies and practices. Introduction of non-native species, development of non-USFS trails and trailheads and unauthorized encroachments are some of the impacts associated with the urban environment. The following policies are intended to address urban interface issues:

- Maintain lowest residential densities and least intensive commercial uses adjacent to National Forest. Encourage use of building envelopes in new development projects.
- New development adjacent to National Forest lands should provide maximum feasible open space or other buffering and access control to these lands to minimize urban interface impacts.

Most residential areas adjacent to National Forest are designated Very Low and Low Density single-family residential. The Community Plan also supports clustered development options that can maintain overall densities while concentrating development away from sensitive areas on the site. Future development in the area between SR 179 and the Munds Mountain Wilderness boundary should provide substantial buffers to residential, trailhead location and Wilderness through coordinated site-planning. The Special Planning Area adjacent to National Forest along the north side of SR 89A specifies the need to preserve the open space character of the Forest and the views beyond. Significant retention of open space is essential in this area (see *Land Use Element, Special Planning Areas*).

- Unregulated access to National Forest lands from residential areas is discouraged. Access from designated trailheads and neighborhood links is encouraged as recommended in the Trails and Urban Pathways Plan (see *Parks, Trails and Non-Motorized Bikeways*).
- Encourage the use of native plants and fuel hazard reduction techniques on private property.

Access to National Forest – Trails and Urban Pathways

The adopted City Trails and Urban pathways Plan should be utilized as an overlay tool in planning new development within the City. Developers should provide walking/bike paths and the easements necessary to access the Red Rock (USFS) trail system in accordance with this Plan. The Trails and Urban Pathways Vision (**Figure10**) identifies the existing trail system, incorporating the USFS trail system and highlights future implementation of trail improvements, including engineering and construction phasing. Current and future land and easement acquisition plans should be used by the Community Development Department when reviewing new development requests.

State Trust Lands

There are currently 17 acres of State Trust lands within the City. Five acres are currently leased by the KAZM radio station and the remaining 12 acres are vacant. This vacant acreage includes 5 acres adjacent to the KAZM leased land and 7 acres along the east side of Soldier Pass Road across from the far northern portion of City-owned land at the Posse Grounds. State Trust lands are owned by the State of Arizona and are sold or leased to generate revenue for education and other public beneficiaries of the State. Since State Trust Lands are not public lands, recent legislation prohibits their designation as open space without the written consent of the State Land Department unless another use no less intensive than one residential unit per acre is also provided in the general plan or zoning ordinance. Since both of these undeveloped State Trust Land parcels have great community value as open space, the City should evaluate options and pursue appropriate mechanisms/programs to ensure their preservation.

Arizona Preserve Initiative

The Arizona Preserve Initiative (API) was passed by the Arizona Legislature in 1996 and amended in 1997. The API encourages the preservation of select parcels of State Trust Lands for open space purposes. The law provides a process by which these lands may be sold or leased for

conservation purposes at a public auction. Conservation is defined in the law to include "...unique resources such as open space, scenic beauty, protected plants, wildlife, archeology and multiple use values". State trust Lands within incorporated cities and towns may be reclassified for conservation purposes. Reclassification involves petition to the State to have the lands nominated and reclassified. Following public hearings and consideration of impacts to lessees and the Trust, the State Land Commissioner may reclassify the lands after consideration of recommendations from a five-member Conservation Advisory Committee and consultation with local and regional planning authorities. Existing leases may not be canceled or impaired in any way. Once the land is reclassified, the Commissioner may adopt a plan for the property to protect conservation values. Prospective purchasers or lessees have three to five years to plan for the property and raise funds. If reclassified, the property must be left in its natural state. Developed parks would not be allowed. Roadways and trails may or may not be acceptable depending on the specific situation and the overall public necessity for the improvements. Application for approval of right-of-way through the State Land Department may be made prior to the start of the reclassification process. Under the State's Growing Smarter Grant Program (Proposition 303 - passed in 1998), the State can provide up to 50% matching funds for the purchase of State Trust Lands that have been reclassified for conservation purposes. The API should be fully explored as one potential program for the preservation of State Trust Lands within the City.

Soldier Pass State Trust Land Parcel

Although currently designated in the Sedona Community Plan as Low Density Single-family Residential and on the Zoning Map as Low Density Single-family Residential (RS-18, allowing 2 units per acre), a neighborhood trails access point to the National Forest is included in the Trails and Urban Pathways Plan in the Soldier Pass area. This 7-acre parcel is the best location for a trail access point as other residential parcels in the area are now built on and otherwise will require access from within an established neighborhood.

Although the State/National Forest boundary is separated by 30-40 feet of private land, it will be much easier to provide access to National Forest if public access is provided on this parcel. Trail access from this parcel would also link to Soldier Pass Road, providing a link to the Posse Grounds Park. The US Forest Service is particularly interested in a trail access point in this vicinity as the entire adjoining Soldier Wash area is now experiencing significant pedestrian impacts from unregulated access. The Forest Service also notes that this parcel is in a key location close to highway access, is central to Sedona, can link to many USFS trails including Wilderness areas, has adequate land for parking, interpretive, picnic and trailhead facilities, is consistent with biological and social analyses conducted under Amendment 12 of the Forest Plan and other attributes.

This parcel should be preserved as open space to provide an open space corridor between the Posse Grounds Park and National Forest lands and provide a trailhead location that could link to the USFS trail system.

KAZM State Trust Land

The western five acres of this parcel lies within the “Public/Semi-Public” designation in the Community Plan (See *Land Use Element*) and is currently zoned CF (Community Facilities). A significant topographic feature covering over half the site should be preserved as open space due to its high visibility and natural vegetation.

Options for Open Space Preservation on State Trust Lands

There are a number of potential opportunities that should be explored to preserve these State Trust Lands as open space:

- Outright purchase by the City from the State Land Department at public auction (The City purchased land at the Posse Grounds in this manner).
- Petition for reclassification under the API. Once reclassified, these properties could not be used as developed park sites. The scope of the improvements that could be allowed would have to be evaluated. Once reclassified, the City could apply to Arizona State Parks for 50/50 matching funds to acquire the properties.
- Support legislation that would set aside an established percentage of identified State Trust Lands as open space, potentially including these parcels. A previous attempt to do this (which did not include these parcels) was turned down by the voters in 2000. Clarification of the types of improvements and uses that would be acceptable would be needed.
- At a minimum, trailhead access on the Soldier Pass parcel should be negotiated with the private property owner, if purchased.
- If the KAZM parcel is purchased by the private sector, at a minimum, open space preservation in conjunction with proposed development should be pursued.

Highway Corridors and Private Lands

Preservation of open space along the highway corridors within the City is a key goal of the Open Space Element. This is important both to preserve scenic vistas and to incorporate natural vegetation and landscaping throughout the City in keeping with the character of the community and its surroundings. The development review/ zoning/subdivision process provides mechanisms to ensure incorporation of open space into new development. Identification of specific open space areas that could be acquired or incorporated within new development should be pursued through specific plans for both highway corridors. Potential opportunities for open space preservation along SR 179 should also be evaluated through cooperation/coordination with Arizona Department of Transportation during the design process for the SR 179 widening project.

The Preservation of open space on other private lands should also be pursued in the Oak Creek riparian corridor and in areas of very steep topography through an open space preservation/acquisition program (see following subsection).

Preservation and Acquisition of Open Space

It is the purpose of the **Sedona Community Plan** to recommend the first steps toward identifying open space which should be preserved, present the tools that can be used to preserve and maintain them in perpetuity, and recommend strategies for long-term protection of the environment.

The separate handling of open space preservation from Parks, although ultimately linked together, allows for separate guidelines to be applied to their usage. In general, preserved open space will allow only low impact uses such as hiking, bicycle riding and equestrian functions, to be conditionally considered in the areas generally of lower sensitivity. Park sites provide for higher impact recreational uses, with recommended park facilities generally located in areas not always considered highly sensitive.

One of the key policies of the City is to work with the US Forest Service to preserve nearly all of the currently held National Forest land as open space.

The City, the US Forest Service, and private developers should view themselves as partners in the preservation of Sedona's scenic and environmental quality.

In addressing privately held lands, much more would have to occur. First and foremost, lands that are to become candidates for open space preservation would have to be identified. A more comprehensive Open Space Preservation and Management program should be developed if the Community wishes to preserve open space areas on private lands, those lands already purchased and areas preserved on-site due to existing regulations.

The objectives for further development of Open Space Preservation and Management Program could include:

1. Developing an interconnected open space system permanently secured to maintain visual and functional linkages between major city open spaces. This system should include all highly scenic areas steep slopes, major drainage ways, riparian areas, major rock outcroppings, known wildlife corridors, areas of dense Arizona Cypress growth, and other to be determined as the program is refined.
2. Preserving vista corridors as visual and open space linkages to the mountains and Oak Creek.
3. Preserving and integrating visual and functional connections between major open spaces into the design of public and private development projects.

4. Accomplishing all of the above at the lowest possible cost to taxpayers.

An Open Space Preservation and Management Program would serve as an umbrella program that should include a series of tools to be utilized to preserve open space. Those tools can include, but are not limited to:

- An ordinance mandating preservation of natural areas on a percentage of each private parcels of land, based on the property's sensitivity.
- Conservation Easements
- Fee Simple Purchase of Land from an Open Space Fund created through:
 - yearly budgeted seed funds from the City of Sedona
 - Federal Land and Water Conservation fund
 - a potential new sales or property tax, or other new revenue source in Sedona
- Land Leases
- Donations
- Reserved Life Estates
- Land Exchanges
- Cluster Development (to preserve on-site open space)
- Planned Unit Development (to preserve on-site open space)
- Zoning
- Exactions/Dedications
- Establishment of Special Assessment Districts
- Utilization of Non-Profit Holding Agencies
- Land Trusts
- Grants
- Arizona Preserve Initiative
- Acquisition by Conservancy Organizations
- Federal Land and Water Conservation Funds

As the Open Space Preservation and Management Program is developed, each of the tools listed above, as well as others yet to be identified, should be analyzed as to their appropriateness to Sedona and their proven effectiveness.

The basic steps the City of Sedona could complete in developing an Open Space Preservation and Management Program should include the following:

- *Inventory and Analysis of Existing Open Space Conditions*
 - parcel size and configuration
 - land ownership
 - natural and physical characteristics
 - manmade characteristics
- *Research Other Community Open Space Plans and Program*

This step will allow the City to begin the development of its program with knowledge based on what has worked and has not worked in the past for other communities.

- *Develop More Specific Open Space and Trail Goals, Objectives and Development Standards*

This step will establish the usage categories for open space and the standards to which those uses will occur or be developed.

- *Formulate Conceptual Open Space Preservation and Management Program Alternatives*

This step should formulate a variety of alternate approaches to establishing the Open Space Preservation and Management Program. Preservation priorities should be established in each approach. A strong emphasis should be placed on utilizing volunteers to the extent possible in the management and maintenance program.

- *Refinement of the Selected Program Approach and Implementation program formation.*

This step will now refine the programs aspects of acquisition, phasing, costs, management, maintenance, etc.

Similar to the creation of the Environmentally Sensitive Lands regulations, establishment of a Sedona Open Space Preservation and Management Program should include the formation of a citizen advisory committee and require significant community participation before ultimate adoption and implementation by the City Council. Management of an Open Space Program may involve the formation of a separate department or division due to its administrative complexity.

Parks, Recreation and Trails

A system of parks, pedestrian trails, non-motorized bikeways and indoor and outdoor recreational opportunities is recommended that is accessible by and meets the needs of citizens of all ages, economic resources and physical abilities. It also provides a degree of recreational opportunities for the millions of yearly visitors.

The system, as it develops, will create the underlying fabric for a *healthy city*. The system should not merely be a series of unrelated parks, but should include centrally-located indoor and outdoor community facilities, linked to the community by a network of trails, pathways, non-motorized bikeways and other circulation methods to become an organic whole. It should take advantage of the tremendous scenic and natural resources in Sedona, such as Oak Creek, and do so in a way that still protects those resources from possible recreational overuse.

The parks, recreation, pedestrian trails and non-motorized bikeways system should be complemented by an interconnected open space network which will provide passive recreation opportunities and preservation of the City's natural resources. The Red Rock Trails system, when completed, should provide a link between National Forest trails activities to a system of parks, playing fields, and recreational facilities that significantly contributes to the overall community's public health.

Even though the City does not have the ability to regulate the location of public schools, it should work with the developing school system to plan, develop and maintain a system of safe access to joint use recreational facilities. This will maximize the opportunities of the park system and minimize over-development. In this spirit, the City's parks and recreation program, the community open space network, the school system and the trails and bikeway system will all work together in harmony.

The adopted City Trails and Urban Pathway Plan (*Figure 10*) should be utilized as an overlay tool in planning new development within the City.

The Trails and Urban Pathways Vision (*Figure 11*) identifies the existing trail system, including trailheads, incorporating the US Forest Service trail system and highlights future implementation of trail improvements, including engineering and construction phasing.

In order to effectively and efficiently meet the recreational needs of residents as well as visitors, the Parks and Recreation Commission should prepare a land acquisition plan for future indoor and outdoor recreational sites including trailheads identified in the Vision. In addition, a plan to develop existing and future public parks and recreation facilities according to public needs also needs to be prepared and implemented. A policy which addresses the impact of planned development on park needs and the role of the developer in meeting a proportionate share of those needs should be developed. Developer contributions to park acquisition and improvement should be encouraged and may be met through dedication of park sites as a condition of development approval through provisions of recreation facilities and recreation amenities, as approved by the City of Sedona. Neighborhood parks should be encouraged in all housing developments where parks are not within a reasonable distance. These plans and policies should be used as reference tools by the Community Development Department when reviewing new development requests.

The following points also should be considered:

- Dedication of high priority trail corridors, trail access points, and associated staging areas for public use should be negotiated by the Parks and Recreation Commission. Any fencing of the trail corridor shall meet the specifications of the Parks and Recreation Department and shall be included as conditions of any development approval.
- Vehicular access to trail heads should be encouraged as determined by the Parks and Recreation Commission. In those cases where road access to public trail heads is deemed critical, dedication of public right of way and associated parking and equestrian staging areas shall be required, as appropriate, through the development review process.
- Where appropriate to the scale and nature of the planned development and its location relative to inventoried trail system elements, trails and pathways within a project site shall connect with the regional system to provide open space and recreational opportunities. If a project site contains a route identified in the *Trails and Urban Pathways Plan* that provides irreplaceable access to a public trail, public access through the site shall be provided.

Special opportunities exist, or will be created, in Sedona that will provide recreational assets, such as:

- Oak Creek and its riparian habitat
- Numerous wash corridors improved to accommodate trails where trails construction will not contribute to sedimentation and other water quality impacts
- Scenic vistas
- Forest Service lands and trails
- The *small town* character
- The Uptown/Creek Area
- Unique and varied wildlife habitats
- Unique rocks and land forms
- Equestrian trails
- Rare historic, archaeological and cultural resources

These unique opportunities have resulted in a recommended system of parks, pedestrian trails and non-motorized bikeways that exceeds the normally accepted standards of recreational needs on a per capita basis, but has done so due to the citizen's desire to make a bold move toward fulfilling the vision of being a *healthy city*.

There are many categories of parks proposed in this system. The individual parks may change from one type to another as their surroundings change. The categories of parks include:

- Community Park
- Neighborhood Parks
- Pocket/Mini Parks
- Natural Parks
- Historic Parks
- Vista Parks
- Trailhead/Trailhead Staging Areas
- Plaza Parks
- Regional Park Facilities

These categories of parks generally can be defined as follows:

- A. *Community Parks*** - Generally 7 or more acres with a service area of 1-3 miles. This park is designed for youth 15 years of age or older and adults; however, the park should include facilities for preschoolers, elementary age children, senior adults and families.

The park may provide the following features: preschool and children's play apparatus areas; sports fields for baseball, softball, soccer, tennis, basketball, volleyball, etc.; a recreation center; swimming pool; bicycle and jogging trails; open turf areas for games and activities; a picnic area; restrooms; off-street parking and possibly special areas such as an outdoor theater, horseshoe courts, skateboarding facility, etc.

- B. *Neighborhood Parks*** - Generally ranges from 3 to 5 acres in size. The service area should be within a short walking distance of the citizens it is designed to serve. The neighborhood park is designed primarily to serve the recreation needs of neighborhoods and may include playground apparatus, benches, multi-purpose court, limited off-street parking, areas or facilities for senior adults and family picnic areas, etc.
- C. *Pocket/Mini Parks*** - Scattered throughout the Uptown area of Sedona, as well as strategically located throughout the community, these vary in size, shape, and program, but generally range from small parcels of land to sites of up to one quarter acre. The development of each of these parks will vary depending upon location and purpose, yet will provide opportunities for citizens and visitors to rest and ponder the city's natural beauty. Amenities may include benches, shade, art work, fountains, etc.
- D. *Natural Parks*** - This is the most primitive type of park recommended in the parks system. This type of park would be programmed to conserve the natural state of the land. Properly controlled, it may provide for hiking, horseback riding, picnicking, nature study, environmental education information, etc.
- E. *Historic Parks*** - A historic park is located in an area that is endowed with historical lore or has played a significant role in the history of Sedona. Features could include Indian and early settler trails, structures of early settlers, and/or early burial grounds, all of which are part of the tradition of the region. This type of park could provide passive to active interaction with citizens and visitors, depending on its level of development and programming. Amenities may include interpretive and historical displays, parking, play areas, picnic facilities and restrooms.
- F. *Vista Parks*** - Vista parks include traffic pullouts to provide for safe sightseeing and photo opportunities. They may be accompanied by trash receptacles, points of interest signage, and some may contain short trail segments to vantage points. Primarily designed for the visitor, vista parks may accommodate both passenger cars and tourist buses in some locations. Protection of the surrounding natural vegetation and minimizing any intrusion on surrounding properties should be of paramount consideration in locating these types of parks.
- G. *Regional Park Facilities*** - This type of park facility would require participant support from the City residents as well as from other Verde Valley Communities in order to be economically feasible to be built and maintained. A prime example is an indoor recreation center.

The goal of developing a system of parks, pedestrian trails and non-motorized bikeways in Sedona should be to not only provide a recreational opportunity, but to reduce the dependence on the automobile. As presented in the *Action Program*, detailed routing studies should be conducted to specifically locate required right-of-way acquisition and program development funds. The Forest Service and the City of Sedona must cooperatively work together to plan and construct a trail system to serve the community and rehabilitate all other pathways.

Equestrian trails planning and development is also important in Sedona. A significant number of horse owners have strongly identified the need for formally establishing an equestrian trail network. The Sedona Saddle Club is an active organization and has contributed to the development of the Trails and Urban Pathways Plan.

Based on the adopted *Trails and Urban Pathways Plan* and other Parks and Recreation needs, the Parks and Recreation Commission should recommend an overall *City Park and Recreation Capital Development Program* through a process in which a *further analysis of the community's parks* needs will take place. Consideration will be given to developing a parks plan based on site locations, costs of acquisition, development and on-going maintenance, the population served and services to be provided, population density, specific neighborhood concerns and needs, neighborhood demographics, handicap accessibility, property ownership and availability, and voids and duplications in the community. Ultimately, after a study of each potential site, specific master plans will be designed to take into consideration these variables.

In order to implement a trails program as established in the *Trails and Urban Pathways Plan*, the City, in conjunction with the USFS, should conduct the following detailed trails planning process:

- From the proposed routes identified in parks and trails planning
- Analyze the ownership of the various trail segments.
- Prioritize the right-of-way acquisition needs based on the potential for development to occur, land costs and potential usage.
- Formulate a set of design guidelines and identify objectives and locational criteria for each trail type.
- Estimate acquisition and construction costs.
- Identify funding resources.
- Prepare a detailed Implementation Program for City-owned and Forest Service properties.

Regional Open Space

The City of Sedona should continue to participate in the regional open space planning effort now underway in the Verde Valley. The regional resolutions adopted by the Verde Valley jurisdictions contain two goals that provide a framework on which other open space planning should be based:

- Maintenance of significant open spaces between communities and along highway corridors
- Support for development patterns that limit urban densities and land uses to within, or immediately adjacent to corporate limits and unincorporated urban centers.

The July, 2001 draft report – “Open Space Issues and Challenges in the Verde Valley” contains potential principles and implementation tools and has identified special open space “issue areas”

on a map (See *Appendix*). This report and map should be used as a resource in developing a regional open space plan. The “issue areas” thus far identified include:

- SR 260 Corridor
- SR 89A Corridor
- Verde River Riparian Corridor
- Eastern Black Hills Front
- Red Cliffs (Sedona)
- Sycamore/Verde River Confluence
- Soldier Wash (Sedona)
- Camp Verde Park sites
- Beaver Creek Riparian Area

The majority of the Sedona area lies within the Coconino National Forest and is covered by Amendment 12 of the Forest Plan. This amendment does not generally allow any land exchanges except those that result in acquisition of high priority parcels in exchange for disposal of National Forest lands in the White Flat area near the Sedona wastewater treatment plant. Recent and current acquisition of much of these high priority lands by the USFS has reduced the potential for disposal of National Forest lands near the treatment plant.

Although the SR 89A corridor is currently undeveloped between Cottonwood and Sedona, there are several circumstances that will present major open space preservation challenges in this area including:

- Approved, but not yet constructed urban residential densities and commercial uses for the Verde Santa Fe Planned Development and uses on adjacent private lands.
- Construction of four lanes on SR 89A between Cottonwood and Sedona.
- Ten square miles of State Trust lands between the Verde Santa Fe development and Page Springs Road.
- Base-for-Exchange on National Forest land near the Sedona wastewater treatment plant.

The “Open Space Issues and Challenges” report provides much more detail regarding potential goals and policies for the corridor that should be evaluated in the regional open space planning effort.

9.4 ACTION PROGRAM

The Action Program for the *Open Space Element* of the **Sedona Community Plan** lists the specific action necessary to implement the Community Plan.

The Planning and Zoning Commission and Parks and Recreation Commission should review and provide recommendations to the City Council for revising the following Action Program on an annual basis in order to continue to pursue implementation of the **Sedona Community Plan** in an expeditious manner and to coincide with the annual strategic planning and Flexible Capital Budget process.

Future Actions

1. Prepare a specific area plan for the SR 179 corridor through dialogue with Arizona Department of Transportation to pursue SR 179 improvements that result in maximum preservation of natural vegetation and open space. Evaluate potential creek area park sites and acquisition opportunities (see *Circulation Element*) (2002-03 Work Program).
2. Develop an implementation plan to ensure trailhead access on the 7-acre Soldier Pass State Trust Land parcel that can eventually link to the USFS trail system. Obtain the necessary pedestrian easements from adjoining residential property to complete this trail linkage.
3. Pursue appropriate mechanisms/programs to preserve undeveloped State Trust Lands within the City as open space.
4. Participate in the Verde Valley regional open space planning effort and support the use of the "Open Space Issues and Challenges" report as a resource in development of a regional open space plan. Assist in the formulation of implementation strategies for the preservation and acquisition of priority open space lands in the Verde Valley. Coordinate with other Verde Valley jurisdictions in the planning and development of regional parks and recreation facilities.
5. Prepare specific plans for the SR89A corridor that identify specific parcels or areas that should be reserved as open space in conjunction with development/re-development projects or that could be acquired for open space preservation.
6. Prepare a land acquisition and easement plan for trails, trail access and right-of-way based on the adopted Trails and Urban Pathways Plan. A higher priority should be placed on easement acquisition while opportunities still exist.
7. Work with the community to plan and create an Oak Creek Creekwalk for the benefit and enjoyment of the visitors and citizens of Sedona. Include the Oak Creek Creekwalk in the adopted Trails and Urban Pathways Plan. (2002-03 Work Program)

8. Evaluate the development review, zoning, conditional use permit and subdivision application process to provide a mechanism to require the development of trails, trail access points and trail heads in accordance with the Trails and Urban Pathways Plan and Vision.
9. Work with the USFS to develop a cooperative management, maintenance and monitoring agreement/strategy that articulates responsibilities for education, enforcement of USFS and City regulations on private lands and the “Neighborwoods” urban interface zone of the National Forest. Examples include education regarding “invasive species” management and fuel reduction techniques, requirements of lands surveys and marked boundaries for private development adjacent to National Forest prior to construction. The Soldier Wash area should be considered a high priority for mitigation of urban pedestrian impacts.
10. Work with local neighborhoods and homeowner associations in the acquisition of pedestrian right-of-way along private streets to provide neighborhood links to USFS trails in accordance with the Trails and Urban Pathways Plan.
11. Develop partnerships with volunteer organizations and other groups to assist in joint management activities. Work with governmental volunteer and private organizations to develop an “Adopt-a-Trails” program to help maintain trails and parks.
12. Develop a City-wide open space preservation/acquisition program to plan, prioritize, acquire and manage open space.
13. Work with the USFS in the evaluation of appropriate locations and mitigation strategies for identified public/semi-public needs that might eventually be located on National Forest lands.
14. Evaluate criteria and findings for granting administrative waivers and variances on properties adjacent to National Forest to minimize building encroachments into established setbacks.
15. Coordinate with other Verde Valley jurisdictions to define and evaluate public, recreational and open space needs on State Trust lands between Cottonwood and Sedona and pursue strategies to acquire, and/or reserve these lands for these purposes.
16. Explore further development of partnerships with local school districts and private interests for the joint use of recreational facilities for the ultimate benefit of all.

On-going:

- Implement a City Park and Recreation Facility Capital Development Program to develop a comprehensive, yet diverse, recreational network that is accessible to, and meets the needs of all Sedona residents and visitors. Utilize the Parks, Recreation, Trails and Non-Motorized Bikeways Element of the Community Plan, establish an Implementation Program that address:
 - funding
 - location
 - acquisition
 - detailed programming
 - construction
 - maintenance
 - prioritization/phasing

Review annually during Flexible Capital Budget process

- Implement trail location, acquisition, development and maintenance program to link the park system neighborhoods, public facilities and commercial areas, and provide for a non-vehicular mode of circulation throughout the community. Utilize the Parks, Recreation, Trails, and Non-Motorized Bikeways Element of the Community Plan, the Trails and Urban Pathways Plan and the Red Rock Trail System Sign Plan. Utilize the Parks, Recreation, Trails, and Non-Motorized Bikeways Element of the Community Plan, and establish an Implementation Program that addresses:
 - funding
 - location
 - acquisition
 - detailed programming
 - construction
 - maintenance
 - prioritization/phasing

Review annually during the Flexible Capital budget process

- Continue to solicit private funding assistance for acquisition and development and encourage the exaction or alternative strategies such as land dedications, easements, the formation of a parks foundation and coordinate with land trust to supplement other traditional funding mechanisms.
- Maintain open and regular joint communication on local and regional planning issues and the achievement of common goals, objectives and strategies of the Sedona Community Plan and the Forest Plan.
- Continue to work with the USFS to acquire sensitive, high priority “Red Cliffs/Dry Creek” area parcels through means other than land exchange or support an even-density exchange, if necessary.